## SITE REQUIRED FOR CONSTRUCTION OF A NEW CRIMINAL COURTHOUSE IN THE CITY OF SANTA CLARITA, CA

Public notice is given that the Judicial Council of California, Administrative Office of the Courts (AOC), will conduct an investigation, looking for sites of approximately 5.30 acres in the Santa Clarita Valley area (Los Angeles County) in order to build a two-story courthouse of approximately 54,750±sf (plus basement) with surface public parking for 120 cars and seven (7) secure spaces at the basement level. As part of this investigation, the AOC hereby solicits offers from Sellers of sites that meet this approximate criteria.

Size: Minimum of 5.30 acres.

Location: Within greater Santa Clarita Valley area.

Responses to this solicitation should identify the following:

- Legal name of the owner and contact information for owner or owner's official representative.
- Property name, address, zip code and/or proposed undeveloped parcel map.
- Property size, zoning, infrastructure provided to site and expected permit process.
- Purchase price and all other expected costs for the AOC to develop the site.
- Neighborhood amenities.
- Site plan with any existing structures and parking spaces.
- Indication of availability of clear title.
- Public transportation to the site.
- Any known pertinent information about the site to assist the AOC in its due diligence process.
   Include any known future plans for the immediate surrounding area, any restrictions on building and known environmental, geophysical and title issues.

Responses sent via facsimile and electronic mail are acceptable followed by hard copy. Hard copies must be postmarked on or before January 25, 2010, and sent to the following contact:

Bennett Robinson OR
Executive Vice President
Lic. 00984312
CB Richard Ellis
Broker Lic. 00409987
10 Universal City Plasa, 27<sup>th</sup> Floor
Universal City, CA 91608-1092

Tel: 818.907.4608 Fax: 818.907.4689

Email: bennett.robinson@cbre.com

Bill Bacon

Senior Vice President Lic. 00966561 CB Richard Ellis Broker Lic. 00409987 350 Tenth Avenue, Suite 800

San Diego, CA 92101 Tel: 619.96.8349 Fax: 619.232.2462

Email: bill.bacon@cbre.com

For further information about the project, see: <a href="https://www.courtinfo.ca.gov/programs/occm/projects\_la\_santaclarita.htm">www.courtinfo.ca.gov/programs/occm/projects\_la\_santaclarita.htm</a>

This notice is not a basis for negotiation, and the right is hereby reserved, as the interest of the AOC may require, to reject any or all offers and give consideration to sites other than those offered in response to this notice.